

State Outdoor Recreation Fund Program

Middletown, Ct.

Ravine Park



1. RESOLUTION OF MUNICIPAL LEGISLATIVE BODY

WHEREAS, the Municipality wishes to make application and obtain financial assistance from the State of Connecticut.

NOW, THEREFORE, BE IT RESOLVED BY THE City of Middletown  
(Name of Municipal Legislative Body)

AS FOLLOWS:

1. That an application be made to the Commissioner of the Department of Environmental Protection for an Outdoor Recreation Land Acquisition, and/or Development Grant for a municipal project known as Ravine Park
2. That it is the intent of the municipality that, should its application be selected and approved by the Commissioner of the Department of Environmental Protection, adequate funding for operating and maintaining the property and/or facilities will be provided.
3. That the Chief Executive Officer is hereby authorized and directed to execute and file such application, and to act as authorized correspondent.
4. That the Chief Executive Officer is hereby authorized to enter into such agreements, contracts and execute all documents necessary to said grant with State of Connecticut.
5. That the proposed acquisition and/or development is in accordance with the Plan of Development of the Municipality and that, should said grant be made, said land will be retained in accordance with the provisions of Section 7-131a through 7-131k of the General Statutes.

I hereby certify that the foregoing is a true and correct copy of the Resolution adopted by the Common Council  
(Name of Municipal Legislative Body)

at its meeting held on the &th day of August, 19 89.

By: Anthony Leone  
(Signature Town Clerk)

AFFIX SEAL

## Program Narrative

### 1. Description of the Project

Ravine Park is located in the southwestern portion of downtown Middletown at a point just south of the main areas of the Wesleyan University campus. The Ravine is a generally rectangular parcel of about 15 acres, approximately 1,700 feet in length, and between 200 and 400 feet in width. Pine Street forms its western boundary, and High Street forms its eastern side. To the north and south sides of the Ravine are the rear and side yards of single family houses. The Ravine might be considered a remaining naturalistic, essentially wooded open space within an otherwise developed portion of the community. Parts of the park are also man-modified. City storm water runoff is piped to and discharged into the Ravine watercourse system in several locations, a sanitary sewer main runs lengthwise down the center of the Ravine and a small skating pond has been constructed in the southeastern section, and a playground at the northeastern corner of the park.

Some of these man-made characteristics have become deteriorated over the years. For instance, the pond is partially silted in and overgrown, some of the old tile drainage pipes are broken, the headwall on a 30 inch diameter storm outfall is broken, and up the hill, at the small playground, most of the equipment is obsolete and even potentially dangerous and does not meet current Consumer Safety Product Guidelines for Playground Equipment.

The topography of the area is very steep along the sides of the Ravine as the stream cuts its way down; however, at the level of the streambed itself, the grade of the walking trail is almost level, rising only slightly toward the west. The vegetation consists primarily of deciduous growth of varying sizes

and ages. In the wooded areas along the Ravine there is a dense canopy and a medium to thick understory growth. The plant and tree species are typical of Central Connecticut and the appearance of wildflowers is becoming evident. Owing to its small size, Ravine Park is suitable to wildlife which is primarily "suburban."

The scope of the project for which funding is requested includes the path and drainage improvements, the establishing of periphery boundaries with curbing, vehicular barriers, the replacement of playground equipment suitable for the site and for the children in the neighborhood, and general clean-up of the Ravine.

## 2. Objectives and Need for This Assistance

The Park and Recreation Department has a long range goal of continuous park improvements and has budgeted to replace equipment in two playgrounds per year. This park falls into this scheme and is scheduled for playground improvement.

Despite its appearance of relative neglect and disuse, Ravine Park is an area of intense concern and interest to the citizens of Middletown. When the university cut some trees in the park as part of a development project nearby on their campus, there was an outcry of considerable proportions which brought to the surface strong sentiments regarding the desire to see the park conserved and maintained as a nature preserve (as conditioned in its deed to the City in 1943 from Colonel Clarence S. Wadsworth). In addition to their wish for preservation of this natural area, the people of Middletown expressed their desire to have the Park and Recreation Department exert more control over Ravine Park. With that in mind, the department is considering, in their capital improvement plans, some development improvements to the park which

would be sensitive to both the sentiments of the people and the requirements of the deed. These include improving the trail only to the extent of making it dry and passable, repairing the drainage systems where needed, and dredging the pond and replacing the playground equipment. However, because there are such intense environmental concerns, the department feels that a study will be needed to ascertain the environmental impacts of these improvements. To that end donations of professional expertise have been offered by the Soil Conservation Service, Wesleyan University and the Middlesex County Extension Service. Except for the replacement of the playground equipment, the other improvements all require permits from the Inland Wetlands and Watercourses Agency. Therefore, before the City can offer the public a wildflower walk in Ravine Park or better skating on the pond, it must be sure that there are not any negative environmental impacts.

Attached is information from Joyce M. Scheyer, District Conservationist, United States Department of Agriculture, Extension Center, Haddam, CT and Ravine Park Association.

### 3. Results or Benefits Expected

The initial uses are to offer a natural relief for the congested downtown neighborhoods. This area is close to the downtown, within a brisk walking distance from public family and elderly assisted housing property. This Park provides a natural respite in an area that is entirely developed and is all private property. Since it is small and does not intend to attract large crowds, it does not need large transportation to utilities; however, the MAT bus runs one block away from the southeastern corner of the Park approximately every half hour.

The attached letter from Ravine Park Association identifies their concerns regarding work needed in the Park. The resulting benefits will be a redefining of the boundaries, improved aesthetics, environmental evaluation as well as citizen awareness.

#### 4. Approach

The project will be undertaken utilizing the following prioritized list.

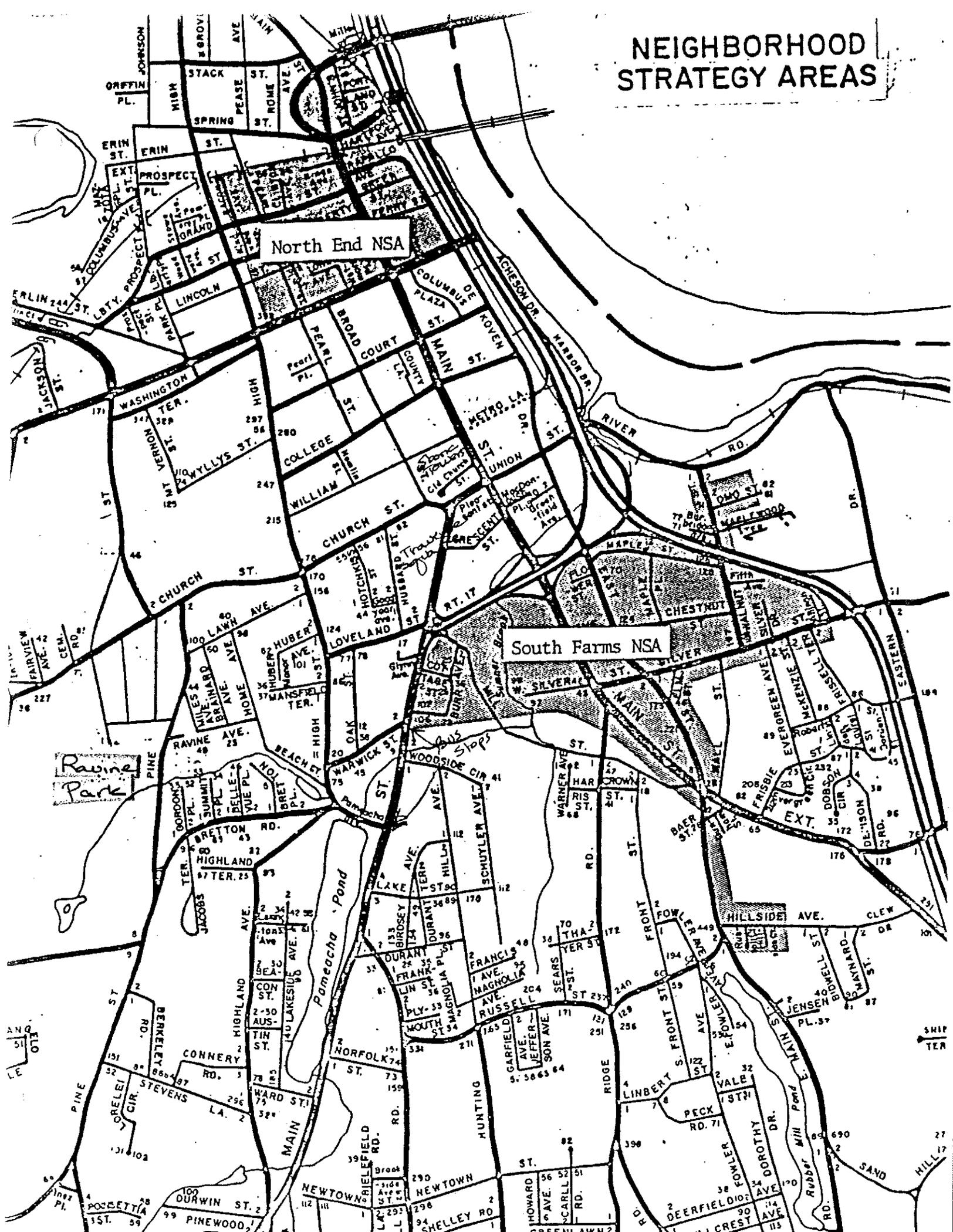
1. Removal of playground equipment as needed.
2. Boundary delineation, culvert and head wall repair.
3. Installation of barriers.
4. Fabrication and installation of signs.
5. Installation of new playground equipment.
6. Trail improvement.
7. Cleanup as required (i.e. mattresses, refrigerators, large items, etc.)

Our intent is to use donations of professional expertise offered by Joyce Scheyer, Soil Conservation Service, Peter Patton, Wesleyan University and Jim Gibbons, Middlesex County Extension Service, all will address the environmental concerns. Additionally, we plan to use city forces (i.e. Public Works for engineering, masonry work, and development of technical bid specifications and park Maintenance for removal of playground equipment, trail work and cleanup. Except for the replacement of playground equipment, the other improvements all require permits from the Inland Wetlands and Watercourses Agency.

Because of our aforementioned intent we foresee the project potentially spanning a three (3) year period.

#### 5. Maps

# NEIGHBORHOOD STRATEGY AREAS







To the Park and Recreation Commission:

Representatives of the Ravine Park Association, at our March 6 meeting, after consultation with Joyce Scheyer of the Soil Conservation Service at the site of the Park, on February 13, recommend the following measures be taken to restore and maintain Ravine Park.

(The following statement was drafted before we had the opportunity to read Ms. Scheyer's report.)

### **(1) Clean-up**

It is vital that a regular clean-up program be set up and implemented. We suggest this be done twice a month for the park interior; weekly for the playground and the periphery of the Park.

### **(2) Signs**

Signs should be posted identifying the area as "Ravine Park" (which is the title stipulated by the deed), and should include notice as to this being a Nature Preserve, and thus not to be defaced, etc. These signs should be placed at the east and western ends of the park (Pine St., and Beech St.); also at playground.

### **(3) Pond**

(a) We encourage reasonable enlargement of the pond, to be done in such a way as to protect the cattail wetlands. It is important before proceeding to consult experts so as to minimize damage to the pond's ecology. Pater Patton, from Wesleyan University (347-9411 \*2819), would be able to provide this information.

(b) This area would be greatly enhanced if a bench was installed on the Beech St. side of the pond.

### **(4) Boundaries**

The following represents to us a sensible way of marking the park boundaries.

(a) Beech St. boundary (along the Pond). To discourage the habit of parking on the grass next to the pond -- a habit that has badly defaced the area -- we suggest a combination of curb and low bushes. We feel that Steve Taylor, director of the Vo-Ag Dept. at the High School might be willing to draw up plans for this project, and perhaps could even implement them with his students. It is our understanding that the shrubbery itself is available free of charge through the State. Once such a barrier to parking has been installed, we would like to see this area between the pond and the road leveled (to remove tire tracks) and seeded with grass. (As to providing parking spaces along the pond, please note that Beech Street is quite wide: there is ample room for parallel parking that would not in any way interfere with traffic).

(b) Pine Street. We have observed that the same problem of cars parking off the street that has so damaged the Beech Street area is now occurring on the Pine Street perimeter of the Park. This is even more serious on the Pine Street boundary, because the very narrow shoulder serves as a path for a great deal of pedestrian traffic along Pine Street.

We recommend a double barrier along this area, one that would provide a buffer zone for the narrow walking path that runs the length of Pine St. This would consist of low shrubbery planted next to the wooded area (Wesleyan is already committed to doing a certain amount of this in their restoration of the area), and a curb inset next to Pine Street. By thus enclosing the path between shrubbery and curbing, both pedestrians and the woods would be protected.

(c) We feel that fencing is not necessary either for the north perimeter of the Park (next to Brainerd Ave.) or the south perimeter.

(d) We strongly urge you not to install metal fencing anywhere, which we feel would strongly detract from the appearance of the park.

## **(5) Path**

We encourage you to consider the following in rehabilitating the path.

(a) Barriers which would prohibit any vehicle traffic should be put in at both ends of the path. This is of vital importance, especially if time, effort, and money are to be spent rehabilitating the path.

(b) The path needs to be built up in such a way as to cover the exposed manhole covers, culverts, etc., and to fill in muddy areas. Experts should be consulted here as to the particular "fill" to be used: crushed stone would be a possibility (it is important to omit the weed killer often used with this material); there are other materials as well which might be suitable. Joyce Scheyer would be the appropriate expert to consult as to this.

(c) It is clear that the path has been widened for artificial reasons: the width of the path needs to be returned to its former condition (of about 4 feet, as recommended in Ms. Scheyer's first alternative in her report).

## **(6) Vegetation**

It does appear that certain kinds of vegetation need to be removed from the park, particularly in and around the stream. We urge you to consult experts for this: Jim Gibbons of the Soil Conservation Service would be an appropriate person.

## **(7) Stream Banks**

We suggest that the stream banks not be altered in any way at this time.

## **(8) Playground**

We feel strongly that the playground off Ravine St. can be drastically improved at very little cost to the City. The following need to be implemented in effecting this improvement:

(a) Paint all equipment, perhaps with some sort of silver, acrylic paint. This needs to be done yearly.

(b) Repair equipment

--The guard rail at the top of the slide closest to the street needs repairing.

--Build up (with dirt) the ground underneath the slide furthest from the street.

-- Remove pieces of equipment which are broken and no longer in use.

(c) The playground would be greatly enhanced by installing a bench.

(d) Mow the grass regularly in the summer months.

(e) Regular weekly clean-ups to prevent possible accidents to young children and to enhance appearance of the playground.

(f) MOST IMPORTANT: to prevent, or at least deter vandalism, put up a sign closing the playground at sunset, and TAKE STEPS TO INSURE THAT THIS BE ENFORCED BY THE POLICE DEPARTMENT.

### **(9) Repairing Structures**

Insist that the Public Works Dept. repair broken culverts and headwalls. This work should be done immediately.

In closing, we would like to thank the Park and Recreation Department for their responsiveness in considering the condition of Ravine Park. We feel that these requests are reasonable, and timely, and we urge you to act upon them.

3. ENVIRONMENTAL ASSESSMENT OUTLINE

### 3. ENVIRONMENTAL ASSESSMENT

#### 1. Description of Proposal

The specific actions for which funding assistance is sought at Ravine Park include:

- a. The establishment of periphery boundaries with curbing/vehicular barriers;
- b. The replacement of playground equipment suitable for the site and for the children in the neighborhood; and,
- c. General cleanup of the Ravine.

These improvements to Ravine Park are designed to serve the citizens of Middletown through the preservation of an open space corridor, more particularly, the surrounding neighborhoods and the Wesleyan University community.

The Ravine Park Association, earlier in 1989, formally notified the City of Middletown and its Park and Recreation Department of the need to deal with vehicular encroachments to the park; the lack of suitable neighborhood playground equipment; and, the deteriorating condition of the recreation walkway through the park. Thus, the work program responds to not only the identified needs of the Ravine Park Association, but also investigations and recommendations by the Park and Recreation Department and the City's Conservation Commission.

Ravine Park is located in the southwestern portion of downtown Middletown at a point just south of the main area of the Wesleyan University campus. The ravine is about 15 acres in size, 1,700' in length and varying between 200-400' in width. The ravine might be considered a remaining naturalistic, essentially wooded open space within an otherwise developed portion of the community. Parts of the park are man modified through the introduction of

City storm water runoff systems, and a sanitary sewer main running lengthwise down the center of the ravine. Additionally, a small skating pond has been constructed at the southeastern corner of the park, and a playground at the northeastern corner.

All the proposed improvements will be made in early 1990. All the land is currently owned by the City of Middletown. The nature of the improvements are such that a phasing plan is not required.

Ravine Park is by deed and character part of the open space system identified in the City of Middletown's Open Space Plan. While not physically related to any other formal open spaces or City parks, it is adjacent to Wesleyan University and serves a neighborhood function for walkers, joggers, and as a sanctuary for some animals. Ravine Park was deeded to the City in 1943 subject to numerous conditions, one of which is: the park "shall be used for public park purposes only."

## 2. Description of the Environment

The land uses surrounding the park have changed relatively little in the last 50 years. Wesleyan University has been a part of the Middletown community since 1831 and much of the neighborhood in the Ravine Park area dates back to the post World War I era.

Attached are maps showing the present land use and zoning, plus a topographic map. The topography of the area is very steep along the sides of the ravine as the stream cuts its way down. However, at the level of the stream bed itself, the creating of the walking trail is almost level, rising only slightly toward the west.

For information pertaining to site location, topography, geology, soils, water

resources, vegetation, fauna, and transportation routes, please refer to Attachment A. The material contained in Attachment A comes from an Environmental Assessment prepared by Environmental Design Associates, P.C. of Wilton, CT as presented to the Middletown Inland Wetlands and Watercourses Agency on January 4, 1989 in support of an application of Wesleyan University to discharge storm water into Pikes Ravine.

Concerning the City's socio-economic character, the City had a 1980 population of 39,040. At that time the Black population comprised about 9.6% of the total, while all minorities including Hispanics comprised 14% of the City's population. The median age of the population in 1980 was 29.8 years. Persons of 65 years of age and over made up 11.7% of the total population.

92% of the population were members of households where the average family size was 2.55 persons. Due to the presence of State institutions within the City, over 1,000 persons were inmates of the Connecticut Valley Hospital and Long Lane School. Almost 3% were students living in college dormitories, largely attributed to Wesleyan University.

About 50% of the white population claimed singular foreign ancestry including United Kingdom-2,287; French-757; German-1,249; Irish-1,814; Italian-6,753; and, Polish-2,563. A little over 2.5% of the total population of persons are of Spanish origin.

The census reported a total employed workforce in 1980 of 19,472 persons. Of the total labor force, 23.4% were managerial and professional; 29.3% involved as technicians, sales and administrative support; while 19% were operators, fabricators and laborers. In terms where employed - 31.3% of the labor force were engaged in manufacturing, while nearly 15% were employed in retail trade; 5.7% in financial services; 32.2% in public administration, professional and

related fields. The median family income in 1979 was \$21,085, while the median household income at the same time was \$17,308.

According to updated data prepared by the City's Planning & Zoning Department, the City population as of April 1, 1989 was 46,980.

According to the U.S. Department of Housing & Urban Development, the 1989 median family income for a family of 4 in Middletown is \$43,600. The moderate income upper limit for a family of 4 is \$34,000 while the upper limit for low income family of 4 is \$21,800. These median income family figures vary according to family size.

The average mean temperature of Middletown is 50 degrees F. The mean maximum, January temperature is 36 degrees, while the mean minimum temperature for the same month is 18 degrees. The mean maximum and minimum temperature for July is 83 degrees and 61 degrees respectively. The average annual rainfall is 50.34". The average first frost of Fall occurs between October 5th and October 10th. The average last frost of Spring occurs between April 25th and April 30th.

According to the report entitled "Water Quality Standards", dated February, 1987 and the accompanying map, there are no classifications for either surface or subsurface waters at Ravine Park.

The Park is surrounded by residential areas and residential streets. At the east and west ends of Ravine Park, the streets might be considered collectors namely, Pine Street and Highland Avenue. Vehicular access is easily obtained on the north, east and west sides. From the south, a series of four residential dead-end streets terminate at the Park boundary; however, pedestrian access is available from these areas as well.

The proposed projects are designed to protect the environment of the Park and to allow greater accessibility. The restoration of the foot path, if not implemented, will result in an overgrown, inaccessible trail. Presently, cars pull off the road along Beach and Pine Streets adjacent to the Park compacting the soil after which water erodes the soil into the nearby stream and pond. By placing a curb and backfilling it with dirt, low shrubs and grass, the soil will be held in place and cars will be prevented from inappropriately accessing and destroying the Park.

### 3. Environmental Impact of the Proposed Action

There are no nearby sites listed on the National, State or local Registers of Historic Places.

There will be no impact upon land uses in the area as a result of the proposed improvements.

There will be no impact upon the socio-economic conditions of the neighborhood. The proposed activities will not adversely effect area residents, cause displacement, alter settlement patterns, services, commercial enterprises or the local tax structure.

By clearly identifying areas for vehicles to pull off adjoining streets and installing curbing, backed up with shrubs and grass, it is expected that the water quality of the stream and pond will be enhanced since erosion, as previously described, will be curtailed.

Some vegetation will be effected through the proper maintenance of the pedestrian trail since it is now overgrown. As recommended by the Soil Conservation Services, it will be cleared to an approximate width of four feet with the removal of fallen timber and pertruding limbs.

The proposed improvements will not alter the fauna habitats; will not alter transportation routes; and, will not impact energy consumption or air quality.

Concerning management practices, see the Maintenance Agreement as prepared by the City's Park and Recreation Department.

#### 4. Mitigating Measures Included in the Proposed Action

Attached, please see the report prepared by the Soil Conservation Service of the U.S. Department of Agriculture which cites the specifications for developing a recreational trail and walkway. The Middletown Inland Wetlands and Watercourses Agency will also be asked to review the proposed improvements and to issue a permit with appropriate conditions. The Wetlands Agency regularly consults with the Soil Conservation Service and adopts their recommendations in issuing any permit. It is expected that erosion control measures will be needed in the placement of curbing, backfilling and seeding until the plant materials take hold. Measures may include hay bales, filter fabric fence or the spreading of hay across the project area.

#### 5. Adverse Environmental Effects Which Cannot Be Avoided

Reference again is made to the report, prepared by the Soil Conservation Service, which highlights short-term and environmental impact for the project area. None of the proposed improvements involve areas which have not previously been disturbed by man or machine.

Like many other areas in the City of Middletown, Ravine Park is difficult to work in during the wet Spring seasons; therefore, the work must be scheduled for the dryer periods.

6. Relationship Between Local Short-Term of Man's Environment and the Maintenance and Enhancement of Long-Term Activity

The City of Middletown maintains a number of parks which are developed for a wide variety of recreational uses, including passive activities, such as Ravine Park. The department maintains walking trails through many parks for the enjoyment of citizens and for the teaching of school children about the environment. To not improve the pathway would be to remove a valuable teaching and recreational resource from the neighborhood which would be lost for future generations.

There will be no impact on the neighborhood as a result of implementing the proposed improvements.

7. Any Irreversible or Irretreivable Commitments or Resources

None known.

8. Alternatives to the Proposed Action

Please refer to the Soil Conservation Service report for alternative considerations to the proposed improvements.

9. Counsultation and Coordination

The following organizations and agencies have and will become involved in the implementation of this project: Park & Recreation Commission; Common Council of the City of Middletown; Ravine Park Association (a neighborhood group); Inland Wetlands and Watercourses Agency; Planning & Zoning Commission; Soil Conservation Service; Middletown Conservation Commission; Urban Forestry Board; and, The Cooperative Extension Service of the University of Connecticut.

There has been no controversy with regard to this project, nor is any controversy anticipated.

# PIKES RAVINE ENVIRONMENTAL ASSESSMENT

## WESLEYAN UNIVERSITY PHYSICAL EDUCATION CENTER MIDDLETOWN, CONNECTICUT

PIKES RAVINE ENVIRONMENTAL ASSESSMENT  
Wesleyan University, Physical Education Center, Middletown, Connecticut

Ravine Park

Inland Wetlands File 88-47

### EXISTING SITE CONDITIONS

#### Site Location.

Pikes Ravine is located in the western portion of Middletown, Connecticut, at a point south of the main areas of the Wesleyan University campus. The Ravine is a generally rectangular parcel, approximately 1700 feet in length and between 200 and 400 feet in width. Pine Street forms its western boundary and High Street forms its eastern side. These roads are two main north and south arteries in the City. On the south side of the Ravine are the side and rear yards of existing single family residences. On the north side of the Ravine are the side and rear yards of single family residences and the lower segment of a residential street (Home Ave) which services the northern neighborhood.

The project area within Pikes Ravine, that is the specific subject of this review, is located adjacent to the western edge and extends into the Ravine a distance of approximately 225 feet along the line of the watercourse corridor and within the slope area from Pine Street to the watercourse.

### Site Character.

Pikes Ravine might be considered a remaining naturalistic, essentially wooded, open space within an otherwise developed or man-modified portion of the community. The Ravine does not have the physical and visual features of what might be termed an undisturbed pristine wild place. Rather, the Ravine shows strong evidence of mans past activities and impacts. The central stream corridor is fed by a watercourse that drains developed and man-modified site areas to the west, south and northwest. City stormwater runoff is piped to and discharged into the Ravine watercourse system at several locations. A sanitary sewer main runs lengthwise down the center of the Ravine. A dirt path roughly parallels the sewer line across the length of the Ravine. In the lower (eastern) portion of the Ravine a small pond has been constructed. It is partially-silted in and overgrown to marsh vegetation in its western half. The pond appears to be used for recreational purposes (ice skating).

The project area within the Ravine, that is the specific subject of this review, shows physical evidence of the various impacts resulting from man's former activities. A sanitary sewer line crosses the proposed work area. Two manholes are in evidence. A 30 inch diameter storm outfall (headwall broken) is located in the area. Below the headwall the stream bottom is strewn with pieces of broken clay sewer piping mixed in with the stream bed stones. Trash and debris is caught in the pool and eddy areas of the stream corridor. A dirt path lies adjacent to the proposed work area and the Pine Street right of way is located immediately to the west.

### Topography.

Topographically the land form of Pikes Ravine is oriented in an east to west direction and descending in elevation from the west to the east. Elevations change from 130 +/- feet on the west at Pine Street to 80 +/- feet on the east at High Street. The average gradient through the long dimension at the base of the Ravine is approximately 3 percent. The ravine is steeply sloped from its higher sides toward the center. Within the review area, grades reach 20 to 25 percent on the south and grades reach 25 to 40 percent on the north. A flatter site area is associated with the dirt path system. The central stream "cuts" its way down the Ravine and in some locations has developed vertical to almost vertical sides. At other points flatter bar areas have developed.

The project area within the Ravine, that is the specific focus of this review, contains conditions of the general Ravine as to stream character and side slopes. However, in the western portion of the Ravine the watercourse crosses from its culvert inlet point, near the southerly side, toward the north before turning east down the center of the Ravine. This creates a slope condition of 17 +/- percent between Pine Street and the watercourse and also creates small areas of flatter grades near the edges of the stream.

### Geology and Soils.

An overview of the geologic makeup of Pikes Ravine shows a site located in what is called the Central Valley section of Connecticut. Bedrock is that of the Newark Terrane and consists of sedimentary and igneous rocks of the

Mesozoic age (approximately 190 million years old) which originated as sedimentary debris, lava flows and intrusions in fault-block basins associated with continental-plate rifting during the breakup of the supercontinent Pangea and the early formation of the Atlantic Ocean. A review of the Connecticut Bedrock Geology Map shows that the specific area of Pikes Ravine is underlain by stratified rocks of the Newark Supergroup (Upper Triassic and Lower Jurassic). The bedrock is labeled Jp, Portland Arkose, which is a reddish-brown to maroon micaceous arkose (brownstone) and siltstone and red to black fissile silty shale.

The field visits noted site rock conditions, within the stream bed, not inconsistent with this rock designation. The rock material appeared to be broken water washed blocks with a brownstone appearance. Further, other stone material and several well rounded, cobble-like, light tan to light brown rocks, metamorphic in character, were interspersed at random intervals with the brownstone stream bed material. These later stones may be glacial in origin on this property.

The USDA/SCS Soil Survey for Middlesex County, Connecticut, shows Pikes Ravine to contain upland hillside areas with a central watercourse corridor. The soil survey notes the following soil types.

Upland: WkB, WkC - Wethersfield Loam, a well drained soil on hillsides of drumlins and glacial till uplands. Areas are long and narrow. Soil permeability is moderate on the surface and slow or very slow in the substratum.

In addition to the SCS Soil Survey data, a site specific soil survey of the proposed project area was conducted by Mr. David Lord, Soils Scientist, on 21 November 1988. Mr. Lord determined that no wetland soils were present in the project area and confirmed that the site soil type was Wk, Wethersfield Loam on 3 to 15 percent slopes. Mr. Lord's report notes that Wethersfield soils are very deep, well drained and formed in basalt till. They have fine sandy loam textures throughout their depth. The soil also has a densely compacted layer commonly called a hardpan with its upper limit between 30 to 38 inches in depth. The hardpan layer is very slowly permeable. Water that enters the soil moves downward to the hardpan layer and then flows laterally over the hardpan surface to lower elevations. At points where the hardpan extends toward the surface the water can "break out" in the form of seeps on the surface of the ground.

The regulated area within Pikes Ravine and, in particular, within the review area, was determined by Mr Lord to be that of a watercourse system. Mr Lord set 6 flags along the line of the stream corridor. The City of Middletown regulates inland wetlands and watercourse systems and the area 50 feet from same.

Site field visits, undertaken for this review, have noted conditions consistent with this determination. The watercourse corridor lies at the base of steep slope areas and along the line of the sewer pipe crossing the property. Grades and vegetation associations often associated with hardpan layers, intermittent and moving ground water and seep areas were seen.

In most places a steep drop of several feet exists between the Ravine side slopes and the stream bed area. However, in several areas flatter stream side areas can be seen. Auger holes dug along the edge of these areas more closely associated with the stream corridor noted a layer of coarse sharp sand (not unlike road sand). At places this material was covered with leaves and a layer of darker soil material. In other locations the material existed as sand bars in the stream bed or was mixed in with the rocky bed material.

Vegetation.

Pikes Ravine is essentially wooded with a primarily deciduous growth of varying age. At the eastern end of the Ravine is the small man made pond with its areas of open water, steep slope edges, lawn fringe and scrub shrub marsh growth. Ravine wooded areas have a dense canopy and a medium to thick understory growth of primarily shrub and sapling tree species. The time of the year of the field visits made identification of wildflower and seasonal species difficult, so vegetation species identification was limited to woody plant material and "weeds" that retain an indentifiable character in winter. A vegetation inventory of Pikes Ravine was not made. Rather, the vegetation survey and identification was limited to the area of the Ravine that is the specific subject of this review with an overview walk through of the entire Ravine area to understand its basic makeup. No unique or unusual plant species or associations were noted in the project review area. Plant material identified in the project review area includes (including cut material):

Red Maple	<i>Acer rubrum</i>
White Ash	<i>Fraxinus americana</i>
American Elm	<i>Ulmus americana</i>
Spicebush	<i>Lindera benzoin</i>
Norway Maple	<i>Acer platanoides</i>
Japanese Knotweed	<i>Polygonum cuspidatum</i>
Multiflora Rose	<i>Rosa multiflora</i>
Wild Cherry	<i>Prunus spp.</i>
Sugar Maple	<i>Acer saccharum</i>
Oriental Bittersweet	<i>Celastrus orbiculata</i>
Poison Ivy	<i>Rhus radicans</i>
Japanese Barberry	<i>Berberis thunbergii</i>
Goldenrod	<i>Solidago spp.</i>
Hickory	<i>Carya spp.</i>
Burning Bush	<i>Euonymus alata</i>
Yew	<i>Taxus spp.</i>
Red Oak	<i>Quercus rubrum</i>
Christmas Fern	<i>Polystichum acrostichoides</i>
Aster	<i>Aster spp.</i>
Tree of Heaven	<i>Alanthus altissima</i>
American Beech	<i>Fagus grandifolia</i>
Buckthorn	<i>Rhamnus cathartica</i>

## Surface Hydrology.

Pikes Ravine is dominated by a central watercourse system that drains approximately 244 acres of man-modified and developed watershed area upstream of the Ravine. Surface runoff from these areas outfalls into the Ravine through a 3 x 3.8 +/- foot box culvert under Pine Street and through a 30 inch diameter pipe outfall located just to the east of Pine Street.

Drainage from developed land areas to the north of the Ravine outfalls into the eastern portion of the Ravine near Home Avenue through a large culvert pipe (headwall broken). Overland flow enters the Ravine from the south and north across the steeper side slopes. Several smaller storm water pipes discharge into the Ravine at locations along its length.

The project area, that is the specific subject of this review, is impacted by the western drainage systems. The culvert discharges its runoff water onto the site into the defined watercourse located near the southern edge of the Ravine. From this location the stream corridor "moves" across the Ravine toward the northeast. Portions of this section of the stream bed are "choked" with "falls" that have collected assorted debris.

The 30 inch pipe outfalls at a headwall at the bend in the watercourse as it turns to flow down the Ravine toward the east. This area of the property has been disturbed in the past by the installation of the sanitary sewer pipe and by the recent tree cuttings. The 30 inch pipe is connected to an upstream drainage system that includes open partially "choked" ditches, antiquated undersized piping and larger pipes that connect to smaller pipes.

## Wildlife

Pikes Ravine is an essentially wooded parcel surrounded by roads, residential development and man-modified site areas. Its size of approximately 15 acres limits its value as a prime wildlife habitat, though the essentially wooded character may create an area large enough to attract migratory bird species. The Ravine does contain vegetation associations and water sources considered suitable to provide food and cover for what might be termed "suburban" wildlife species. The location of the open field areas to the west of Pine Street also provides added wildlife values and benefits. Species considered suitable to inhabit or visit Pikes Ravine include:

Song Birds	Migratory Birds
Cottontail Rabbit	Chipmunk
Striped Skunk	Opposum
Field Mice	Raccoon
Norway Rat	Box Turtle
Garden Snake	Vole
Muskrat	Frogs
Toads	Fish (Misc.)
White Tailed Deer	Red Tail Hawk
Owls	Pheasant
Crows	



United States  
Department of  
Agriculture

Soil  
Conservation  
Service

EXTENSION CENTER  
HADDAM, CT 06438-0070  
345-3219 345-8975

March 7, 1989

TO: Mr. Wes Downing, Director  
Park & Recreation Dept.  
Middletown, CT 06457

RE: Ravine Park Conservation Plan

Mr. Downing:

I have gathered the base maps from the Soil Survey and other sources for Ravine Park. This blue folder is the beginning of a Resource Management System for the Park. The Conservation Plan will record the decisions your department makes, and will provide Soil Conservation Service specifications and designs for practices you choose to install.

As suggested during our site visit on February 13, 1989, I enclose conservation alternatives for discussion at your March meeting. Feel free to write on any pages of the blue folder as comments and consensus arise. This is your plan to maintain and enhance your property with our guidance in protecting soil, water, plant, and animal resources. It is essential that your department believe in, and be willing to implement and to maintain, your choices for this park's future.

The next step will be a meeting back with me and with any other town departments and citizen's groups that you feel can help. We will document your decisions on conservation treatments and set a schedule for implementing them. Please discuss and sign the Conservation Agreement in the folder which authorizes me to provide technical assistance on the project.

Sincerely,

Joyce M. Scheyer  
District Conservationist

Assisting the Middlesex County Soil and Water Conservation District, Inc.

JMS/mv

cc: Ravine Park Association (Entire blue folder contents)  
File



The Soil Conservation Service  
is an agency of the  
Department of Agriculture

CONSERVATION ALTERNATIVES - LAND USE AND TREATMENT  
 OF THOSE PARTS OF HIS UNIT ON WHICH LAND USER HAS NOT  
 MADE CONSERVATION DECISIONS)

LAND USER Ravine Park  
 DATE 3/89

FIELD OR C. T. U. No.	* LAND USE (S) <u>PRESENT</u> (POTENTIAL)	NARRATIVE
1	<u>footpath</u> (see attached <u>SCS</u> specification)	<p>Recreation Trail and Walkway: The existing footpath follows the north side of the stream. Storm drains apparently run the length of the path as evidenced by manholes. Numerous culverts cross under the path, all of which need additional cover or repair. Protruding limbs and fallen timber obstruct passage and raise safety concerns. Several wet spots would benefit from drainage. The alternatives for this area are:</p> <p>1) Clear an area approx. 4' total width for footpath. Clear fallen timber from overhead and protruding limbs within the 4' width. Cut limbs as close to the trunk as possible. Remove stumps, large stones, and soil high in organic matter from tread area of trail. Grade trail to a slope of less than 10%. Provide adequate drainage with a uniform firm surface. Cover all culverts with surface material to level of path</p>

Present land use(s) underline; potential (alternative) land use(s) in parenthesis.

CONSERVATION ALTERNATIVES - LAND USE AND TREATMENT  
(FOR THOSE PARTS OF HIS UNIT ON WHICH LAND USER HAS NOT  
MADE CONSERVATION DECISIONS)

LAND USER Ravine Park  
DATE 3/89

FIELD OR C. T. U. No.	* LAND USE (S) <u>PRESENT</u> (POTENTIAL)	NARRATIVE
1	footpath	<p>Recreation Trail and Walkway (continued):</p> <p>2) Expand existing footpath to accomodate maintenance machinery for storm drains. Increase width to approx 14'. Clear protruding limbs to height of 10'. Add cover over culverts to bear weight of machinery without crushing them. Seed surface or install impervious material. Clear fallen timber. Stabilize cuts and fills.</p> <p>3) Leave path as is. Repair broken culverts. Native species of wildflowers or grasses could be used to minimize erosion during high water flows.</p> <p>* Recommend that all work on footpath, especially drainage or elevation changes, be approved by Inland Wetlands Commission in advance.</p>

SPECIFICATIONS

RECREATION TRAIL AND WALKWAY

General. Walkways and trails shall be constructed to a planned grade and cross section. All drainage structures and surfacing shall be installed according to plans and detailed specifications. Safety features, including signs, guardrails, safety fences at key locations, and removal of existing fences, shall be according to the plans.

Construction operations shall be carried out in such a manner that erosion and air and water pollution are minimized and held within legal limits.

Construction.

1. A general plan showing approximate line, grade and width of trails, walkways and paths to conform with the Soil Conservation Service standards will be prepared and construction will be in accordance with this plan.
2. All trees, shrubs and fallen timber shall be removed for a distance of 4 feet each side of the trail centerline except that a distance of 2 feet of each side of centerline will suffice for footpaths. However, no trees shall be removed along a natural foot trail except such as may materially obstruct passage or visibility. Stumps shall be cut close to the ground. All protruding limbs shall be removed for a distance of 4 feet each side of the trail centerline, except that a minimum of 2 feet each side of the centerline will suffice for foot paths. Where other than foot traffic is planned protruding limbs shall be removed to a height of 10 feet. Limbs removed shall be cut off as close to the trunk as possible.
3. All undesirable material such as soil high in organic matter, stumps and large stones shall be removed from the tread area of the trail.
4. All grading shall be to the lines and grades shown on the plan. All culverts, bridges, turnouts, handrails and grade dips shall be installed as shown on the plans.
5. The trail surface shall be finished to uniform firm surface and free of loose material.
6. The completed job shall present a workmanlike finish.

CONSERVATION ALTERNATIVES - LAND USE AND TREATMENT  
(FOR THOSE PARTS OF HIS UNIT ON WHICH LAND USER HAS NOT  
MADE CONSERVATION DECISIONS)

LAND USER Ravine Park  
DATE 3/89

FIELD OR C. T. U. No.	* LAND USE (S) <u>PRESENT</u> (POTENTIAL)	NARRATIVE
2	<u>woodland</u>	<p>Recreation Area Improvement: The state forester, Mr. Rob Rocks of Dept of Environmental Protection, can assist you in detailed inventory of woodland.</p> <p>Additional considerations:</p> <p>1) Garbage (including paper goods, bottles, and barrels), has been dumped from area behind houses at top of slopes into the park. Signs at the cul-de-sacs (7) and a bulletin to neighboring residents might limit this human intrusion.</p> <p>2) A number of small drainageways on the steep slopes are eroding. This sends mud and leaf litter into the stream. The culverts under the footpath collect some sediment due to their lack of grade. Small reshaped areas at the base of the slope could act as sediment basins. Plantings up the slope in the drainageways could hold soil in place and slow water flow.</p>

CONSERVATION ALTERNATIVES - LAND USE AND TREATMENT  
(FOR THOSE PARTS OF HIS UNIT ON WHICH LAND USER HAS NOT  
MADE CONSERVATION DECISIONS)

LAND USER Ravine Park  
DATE 3/89

FIELD OR C. T. U. No.	* LAND USE (S) <u>PRESENT</u> (POTENTIAL)	NARRATIVE
3	Stream corridor (see attached) (SCS specification)	<p>Streambank Protection: * Before doing any work within stream channel, please contact Inland Wetlands for approval.</p> <p>1) Repair or remove broken headwall at east end of footpath for safety reasons. Let nature take its course for a few years before deciding if streambank should be protected. Monitor sediment + water quality.</p> <p>2) Identify specific causes of local turbulence and deflection of heavy flows into banks. Plan for removal of fallen trees and litter (garbage) that obstructs channel. Streambank slopes should not exceed 3:1 (3' horizontal to 1' vertical) for vegetative protection <u>or</u> stone placement. Riprap, if chosen, should be underlain by filter blanket. The design flow, required stream channel capacity, high + low water marks, and access to south bank for construction work</p>

## Streambank Protection (ft)

### Definition

Stabilizing and protecting banks of streams, lakes, estuaries, or excavated channels against scour and erosion by vegetative or structural means.

### Scope

This standard applies to measures used to stabilize and protect the banks of streams, lakes, estuaries, and excavated channels. It is not applicable to erosion problems on main ocean fronts and similar areas of complexity not normally within the scope of SCS authority or expertise.

### Purpose

To stabilize or protect streambanks for one or more of the following purposes:

1. To prevent the loss of land or damage to utilities, roads, buildings, or other facilities adjacent to the channel,
2. To maintain the capacity of the channel,
3. To control channel meander that would adversely affect downstream facilities, or
4. To reduce sediment loads causing downstream damages and pollution or to improve the stream for recreation or as a habitat for fish and wildlife.

### Conditions where practice applies

This practice applies to natural or excavated channels where the streambanks are susceptible to erosion from the action of water, ice, or debris or to damage from livestock or vehicular traffic.

### Design criteria

Because each reach of channel is unique, measures for streambank protection must be installed accord-

ing to a plan and adapted to the specific site. Designs shall be according to the following principles:

1. Protective measures to be applied shall be compatible with improvements planned or being carried out by others.
2. The grade must be controlled, either by natural or artificial means, before any permanent type of bank protection can be considered feasible, unless the protection can be safely and economically constructed to a depth well below the anticipated lowest depth of bottom scour.
3. Streambank protection shall be started at a stabilized or controlled point and ended at a stabilized or controlled point on the stream.
4. Needed channel clearing to remove stumps, fallen trees, debris and bars that force the streamflow into the streambank shall be an initial element of the work.
5. Changes in channel alignment shall be made only after an evaluation of the effect on the land use, interdependent water disposal systems, hydraulic characteristics, and existing structures.
6. Structural measures must be effective for the design flow and be able to withstand greater floods without serious damage.
7. Vegetative protection shall be considered on the upper parts of eroding banks, especially on areas that are susceptible to infrequent inundation.

Streambank protection measures. The following is a partial list of elements that may be included in a plan for streambank protection.

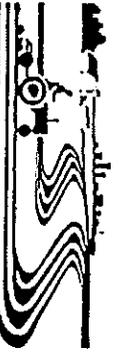
- Removal of fallen trees, stumps, debris, minor ledge outcroppings, and sand and gravel bars that may cause local current turbulence and deflection.
- Removal of trees and brush that adversely affect the growth of desirable bank vegetation.
- Reduction of the slope of streambanks to provide a suitable condition for vegetative protection or for the installation of structural bank protection.
- Placed or dumped heavy stone, properly underlaid with a filter blanket, if necessary, to provide armor protection for streambanks.
- Deflectors constructed of posts, piling, fencing, rock, brush, or other materials that project into the stream to protect banks at curves and reaches subjected to impingement by high velocity currents.
- Pervious or impervious structures built on or parallel to the stream to prevent scouring streamflow velocities adjacent to the streambank.
- Artificial obstructions, such as fences, to protect vegetation needed for streambank protection or to protect critical areas from damage from stock trails or vehicular traffic.

SCS  
CT-RI IV  
May 1981

CONSERVATION ALTERNATIVES - LAND USE AND TREATMENT  
(FOR THOSE PARTS OF HIS UNIT ON WHICH LAND USER HAS NOT  
MADE CONSERVATION DECISIONS)

LAND USER Ravine Park  
DATE 3/89

FIELD OR C. T. U. No.	* LAND USE (S) <u>PRESENT</u> (POTENTIAL)	NARRATIVE
4	pond + wetland marsh	<p>Wildlife Wetland Habitat: This area provides open water and marsh vegetation for use by various species. Road sand should be blocked from entering this area as runoff from High Street. A planting of vegetation to help filter runoff sediment, reshaping the road edge to divert runoff away from wetland area, or a catchbasin with overflow to trap sediment, would be alternatives. A living fence of shrubs and grasses would enhance the 'nature sanctuary' feeling within the park. It could help to outline the parking area as well. There seems to be a healthy combination of ice-skating space and wetland habitat that is beneficial in an urban park. Further sedimentation needs watching.</p>
5	playground	<p>Recreation Area Improvement: Continued maintenance of equipment, and better parking</p>



CONSERVATION PLAN MAP (JHS)

UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE

cooperating with

Middlesex County

Soil Conservation District

OUR SOIL \* OUR STRENGTH

Owner CITY OF MIDDLETOWN

Operator MIDDLETOWN PARK+REC DEPT

MIDDLESEX CT

State

Plan No. Page 1 of 2 Date 3/89

Scale 1" = 200' Acres 19

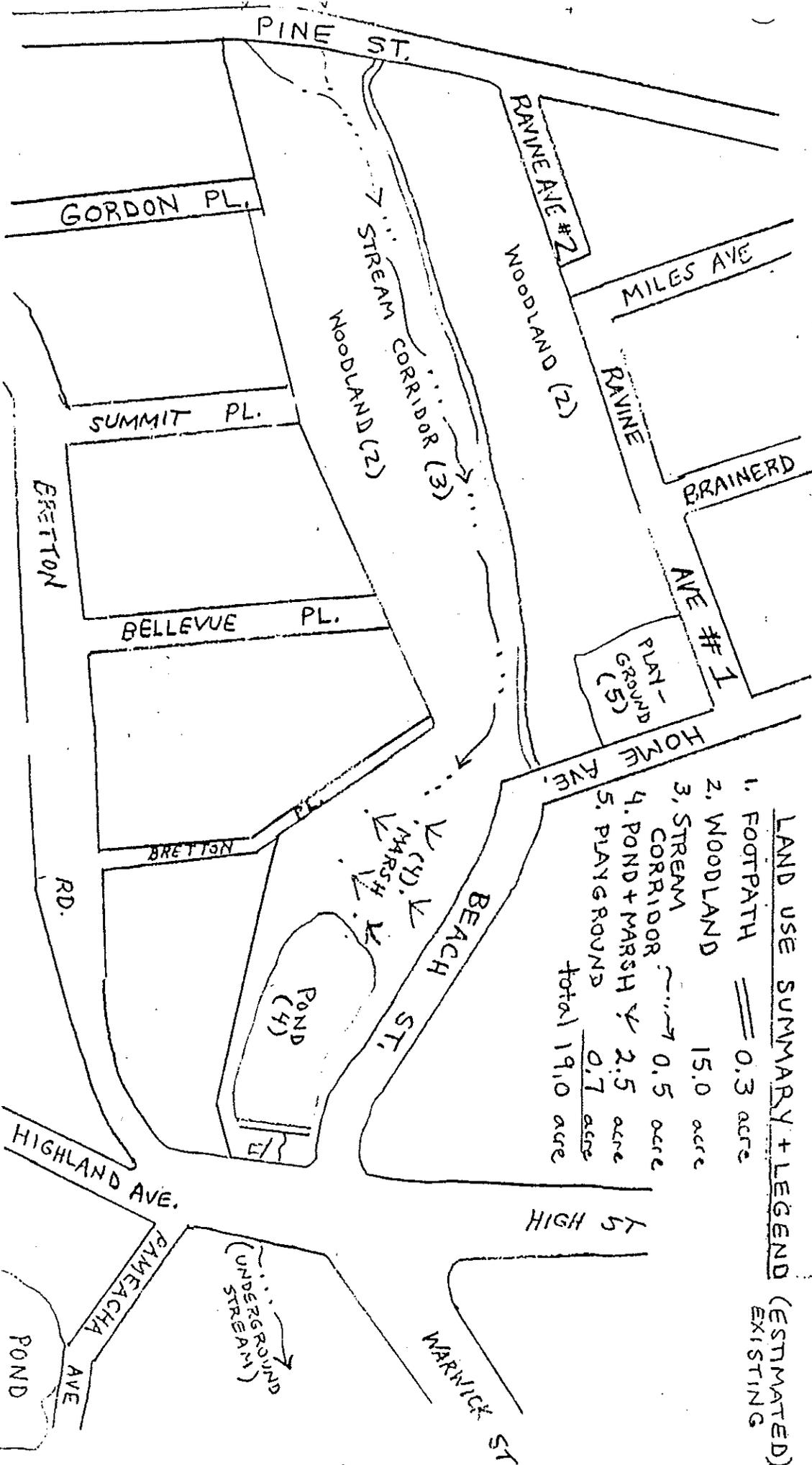
Photo No. Assessors # 25426

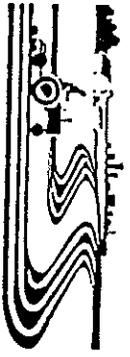
Approximate # 22 Jan 71

CRD: 1949-1-168228

LAND USE SUMMARY + LEGEND (ESTIMATED) EXISTING

- 1. FOOTPATH = 0.3 acre
  - 2. WOODLAND = 15.0 acre
  - 3. STREAM CORRIDOR = 0.5 acre
  - 4. POND + MARSH = 2.5 acre
  - 5. PLAYGROUNDS = 0.7 acre
- total 19.0 acre





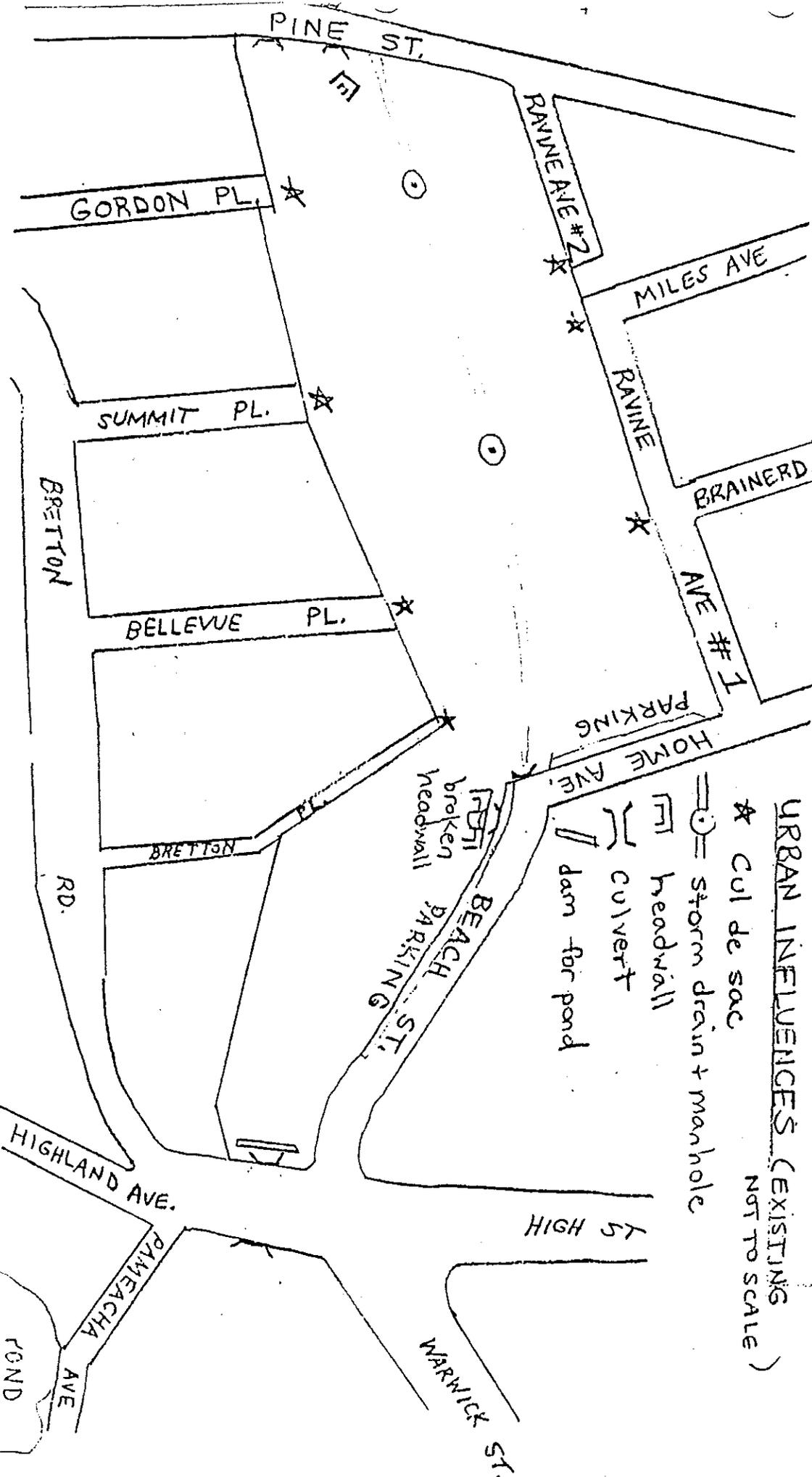
CONSERVATION PLAN MAP  
UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE (JMS)

cooperating with  
Middlesex County  
Soil Conservation District

OUR SOIL \* OUR STRENGTH  
 Owner CITY OF MIDDLETOWN  
 Operator MIDDLETOWN PARK + REC DEPT  
 MIDDLESEX  
 Middlesex County CT State  
 Plan No. Page 2 of 2 Date 3/89  
 Scale 1" = 200' Acres 19  
 Photo No. Assessors # 25426  
 (22 Jan 71) Approximate  
 SCS-229 (10-62)

URBAN INFLUENCES (EXISTING NOT TO SCALE)

- \* CUL DE SAC
- = storm drain + manhole
- FI headwall
- II culvert
- || dam for pond



N  
4



CONSERVATION PLAN MAP  
UNITED STATES DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

(JHS)

cooperating with  
Middlesex County  
Soil Conservation District

OUR SOIL \* OUR STRENGTH

Owner CITY OF MIDDLETOWN

Operator MIDDLETOWN PARK + REC DEPT

MIDDLESEX County CT State

Plan No. 1 Date 3/89

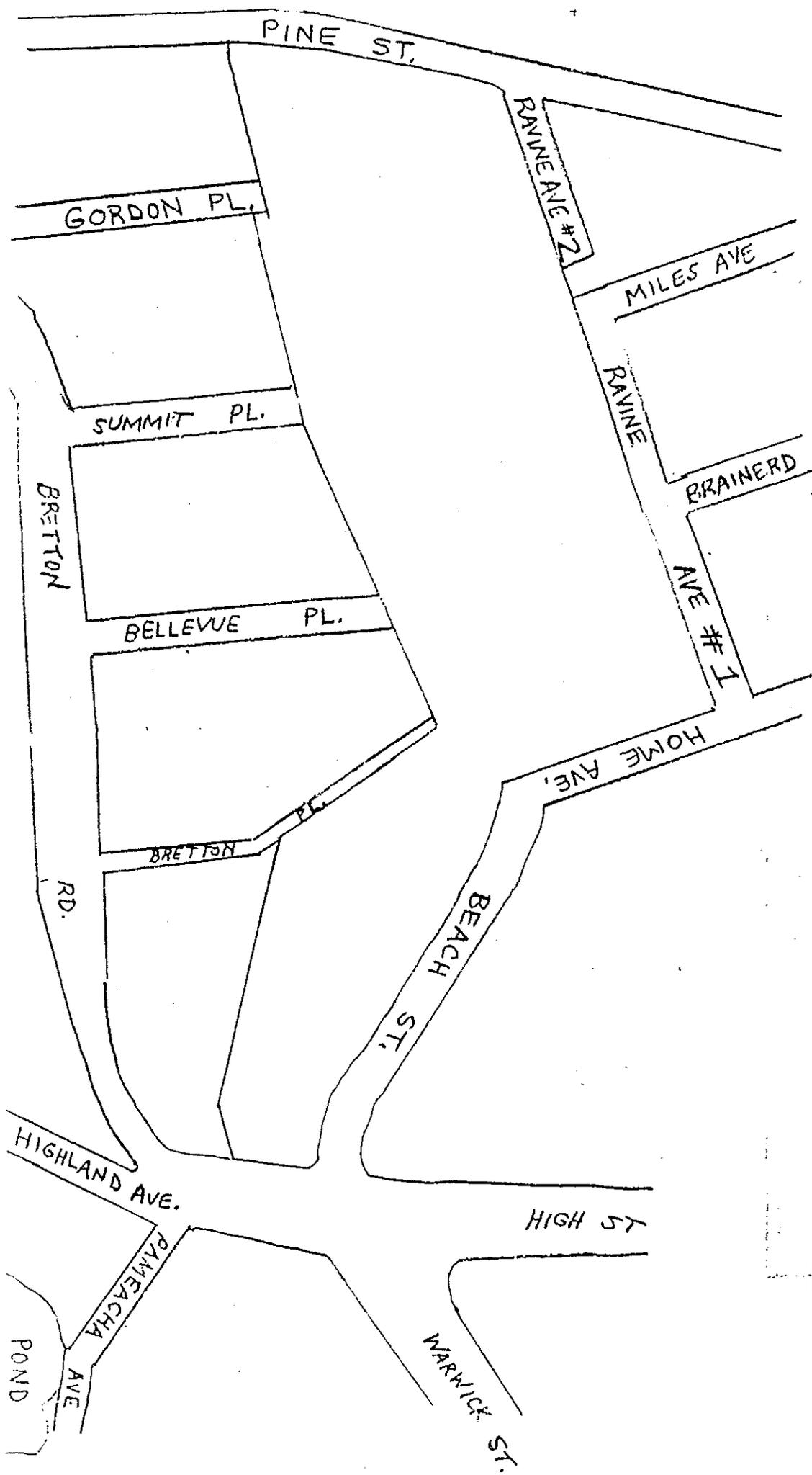
Scale 1" = 200' Acres 19

Approximate Assessor's # 25+26

Photo No. (22 Jan 71)

CGO: 1963 O-158328

N  
4



# LEGEND

## ZONES

-  **R-1** RESIDENTIAL PRE-ZONING
-  **R-45** RESIDENTIAL PRE-ZONING
-  **R-30** RESIDENTIAL PRE-ZONING
-  **R-15** RESIDENTIAL PRE-ZONING
-  **RPZ** RESIDENTIAL PRE-ZONING
-  **R-60** RESIDENTIAL PRE-ZONING
-  **B-1** CENTRAL BUSINESS
-  **B-2** GENERAL BUSINESS
-  **I-1** SERVICE INDUSTRIAL
-  **I-2** RESTRICTED INDUSTRIAL
-  **I-3** SPECIAL INDUSTRIAL
-  **IOP** INTERSTATE OFFICE PARK
-  **ID** INSTITUTIONAL DEVELOPMENT
-  **IT** INTERSTATE TRADE
-  **PL** PARK LAND
-  **TD** TRANSITIONAL DEVELOPMENT
-  **MX** MIXED USE
-  **M** MULTIPLE FAMILY
-  **RF** RIVERFRONT RECREATION
-  **IRA** INDUSTRIAL REDEVELOPMENT AREA
-  **I-4** LIMITED INDUSTRIAL ZONE

## OTHER INFORMATION

-  **PRD** PLANNED RESIDENTIAL DEVELOPMENT
-  FLOOD PLAIN LINE
-  FLOOD PLAIN ELEVATION
-  ENVIRONMENTALLY SENSITIVE AREAS (FOR DETAILS OF ENVIRONMENTALLY SENSITIVE AREAS SEE WETLANDS MAPS IN P&Z OFFICE)
-  GROUNDWATER AQUIFERS
-  WATER AREAS
-  WATERSHED AREAS
-  REGIONAL PLANNING AGENCY LOCATIONS

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN SECTION 11.02 OF THE ZONING CODE OF THE CITY OF MIDDLETOWN, CONNECTICUT

ADOPTED ON 6 JAN. 88

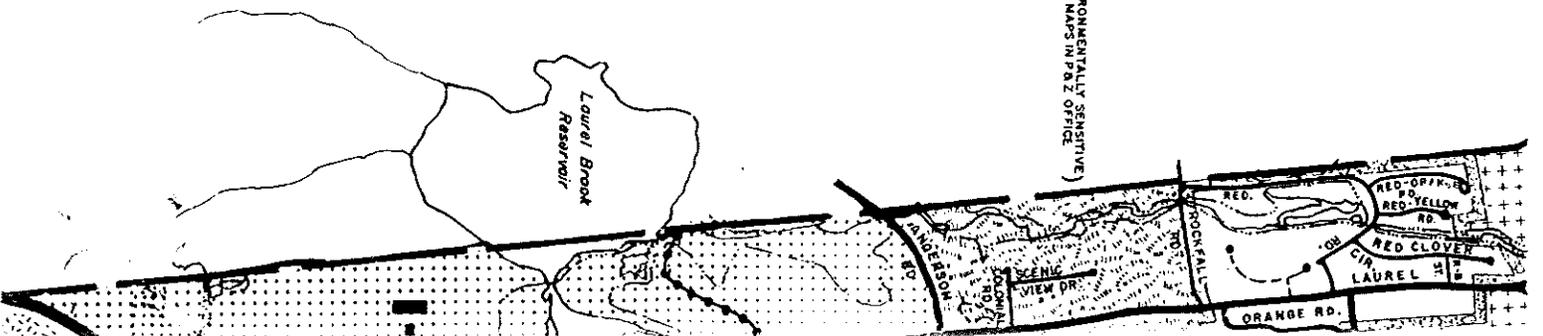
EFFECTIVE DATE 13 JAN. 88

 CHAIRMAN

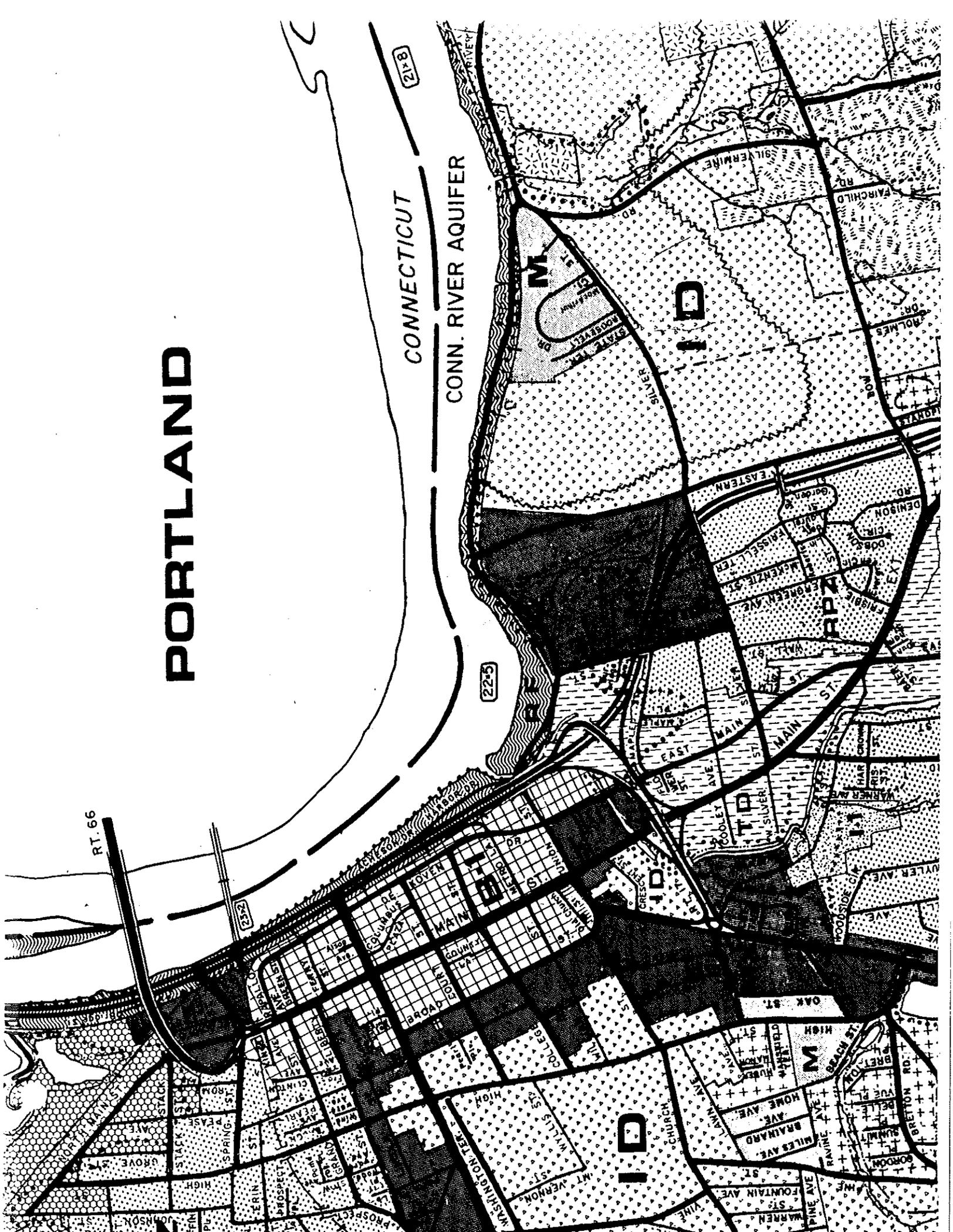
 ATTESTED DIRECTOR

DISCLAIMER :

ALL STREETS KNOWN TO EXIST WITHIN THE CITY BOUNDARY, AS OF THE LATEST REVISION DATE ARE SHOWN ON THIS MAP. INCLUSION ON THIS MAP, HOWEVER, DOES NOT IMPLY CITY OWNERSHIP OR RESPONSIBILITY FOR ANY STREET.



# PORTLAND



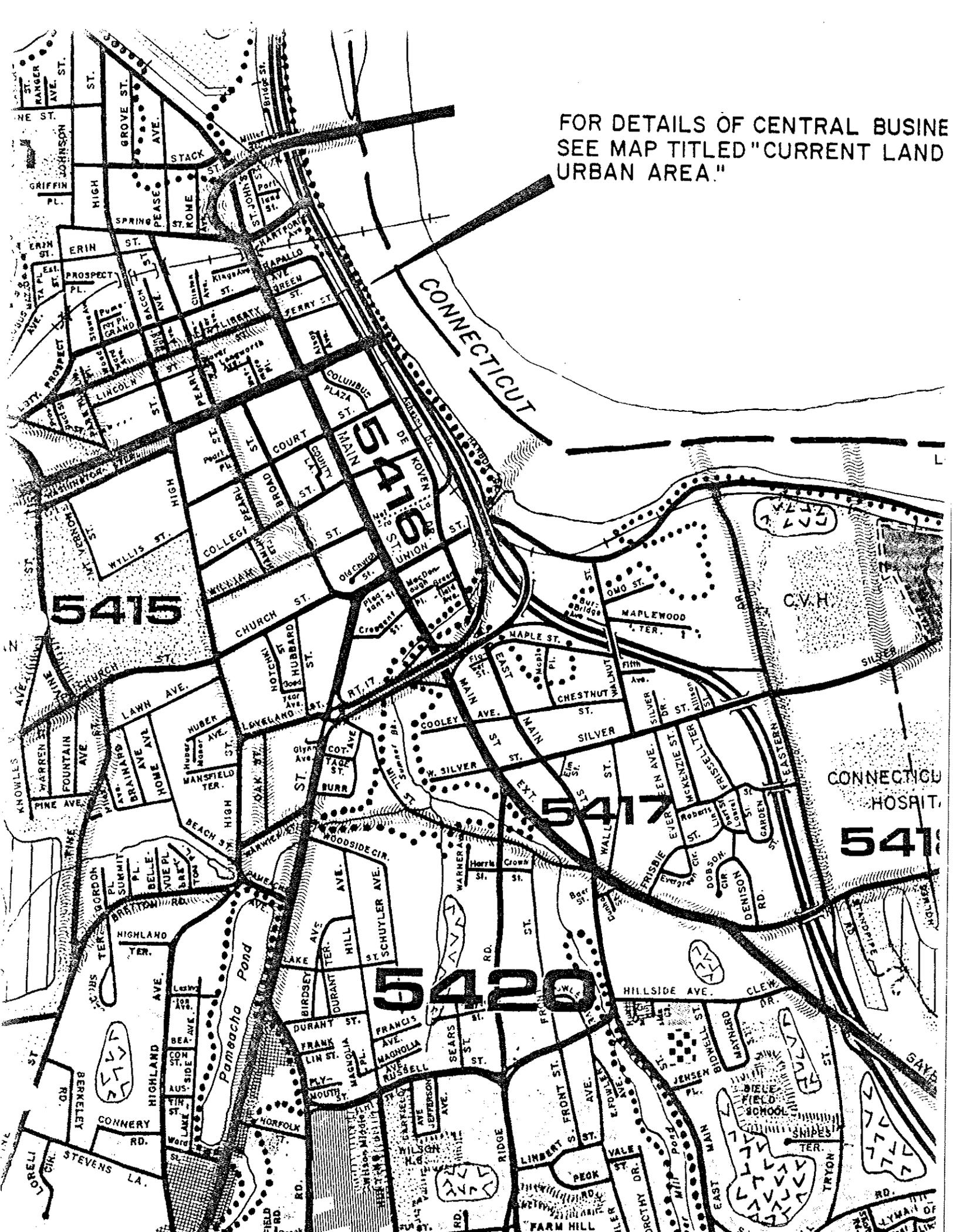


ENGLISH SYSTEM 1"=1200'  
GRAPHIC SCALES

# LEGEND \*

- |  |   |   |                                  |
|--|---|---|----------------------------------|
|  | INACTIVE FARMLANDS                        |  | CULTURAL, ENTERTAINMENT & RECR   |
|  | ACTIVE FARMLANDS                          |  | RESOURCE PRODUCTION & EXTRACT    |
|  | RESIDENTIAL - LOW DENSITY                 |  | UNDEVELOPED LAND                 |
|    | RESIDENTIAL - MEDIUM DENSITY              |    | CENSUS TRACT BOUNDARY SHOWN SCHE |
|    | RESIDENTIAL - HIGH DENSITY                |    | FLOOD PLAIN LINE                 |
|    | MANUFACTURING                             |    | SCHOOL SITE                      |
|    | TRANSPORTATION, COMMUNICATION & UTILITIES |    | MAJOR HOUSING PROJECTS           |
|    | TRADE                                     |    | OPEN SPACE AREAS                 |
|    | SERVICES                                  |   |                                  |

FOR DETAILS OF CENTRAL BUSINESS SEE MAP TITLED "CURRENT LAND URBAN AREA."



CONNECTICUT

5415

5420

5417

CONNECTICUT HOSPITAL  
5418

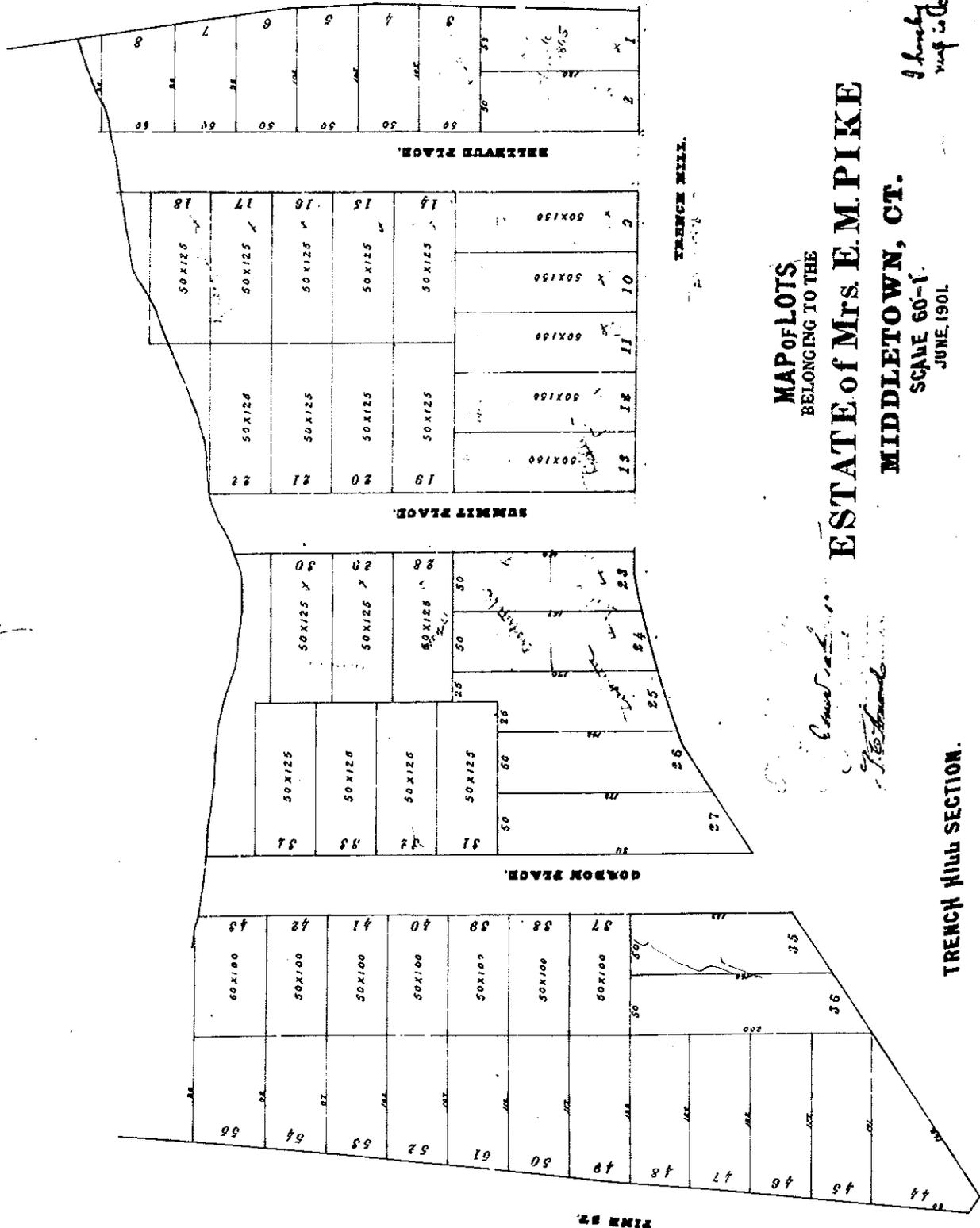
#### 4. Proposed Site Development Plan

Currently there does not exist a proposed site development plan. Donations of professional expertise and use of City forces will be utilized to develop a Site Development Plan.

The attached maps show the area in question and narrative explains our intent.

8. A-2 Survey map

A-2 survey maps are not available for Ravine Park. Copies are enclosed of early surveys on file in the office of the Town Clerk



**MAP OF LOTS  
BELONGING TO THE  
ESTATE OF Mrs. E.M. PIKE  
MIDDLETOWN, CT.  
SCALE 60'-1"  
JUNE, 1901**

*I hereby certify that this map is a true and correct copy of the original filed in the office of the Register of Deeds for the State of Connecticut.*

**TRENCH HILL SECTION.**

*Charles A. ...  
J. B. ...*

MADE IN U.S.A.



6. Certificate of Title

7. Copies of Encumberances

These properties are owned by the City of Middletown and are so certified by the Town Clerk on the Deeds.

8. Certified Copies of Deeds



lings; thence North 67 degrees 40 minutes West for a distance of 265 feet, more or less, along the Northerly line of said land formerly of heirs of said Spencer and said Ball to a stone monument marked No. 43 at the Northwesterly corner of said land formerly of said Spencer and said Ball; thence South 2 degrees 35 minutes East for a distance of 90 feet, more or less, along the Westerly line of said last mentioned piece of land to a stone monument marked No. 44, and set in a wire fence on the top of the hill, separating the land formerly of the Estate of Ellen M. Pike on Trench Hill, so called, from the granted premises, sometimes called "Pike's Ravine"; thence South 79 degrees, 14 minutes West for a distance of 400 feet more or less, along the line of said fence but including in the granted premises the line of trees to which said wire fence is fastened, to a stone monument marked No. 45; thence South 83 degrees, 44 minutes West for a distance of 545 feet, more or less, to a stone monument marked No. 46, established at a point set by said Wilcox in the Easterly line of Pine Street; thence North twelve degrees, 25 minutes East for a distance of 116 feet, more or less, along the easterly side of Pine Street, to a stone monument marked No. 47; thence North 26 degrees, 26 minutes East for a distance of 299 feet, more or less, along the Easterly side of Pine Street to a stone monument marked No. 48, set at the point established by said Wilcox at the intersection of the Easterly line of Pine Street with the southerly line of the proposed Ravine Avenue; thence North 83 degrees, 30 minutes East for a distance of 653.1 feet, more or less, along the Southerly line of said Ravine Avenue to monument marked No. 49; thence in the same direction following said southerly line of Ravine Avenue and said line produced, for a distance of 469.1 feet, more or less, to stone monument marked No. 41, being the place of beginning; said parcel containing four and one hundred sixty-six thousandths (4.166) hectares of land; or however otherwise bounded and described the said property may be as of record; reference being hereby made to map on file in the Town Clerk's office in said Middletown, certified by E.P. Augur, Surveyor, under date of October 3, 1900, and marked No. 125, and to a map by R.M. Wilcox, Surveyor, filed June 10, 1901, and marked No. 135.

Said premises are those described in Executor's Deed from John James Duffield, Executor u/w of Ellen M. Pike to Clarence S. Wadsworth, dated December 12, 1911, and recorded in the Middletown Land Records, Volume 146, Page 120-123, and in Certificate of Devise from the Estate of Clarence S. Wadsworth to Katharine F. Wadsworth as Trustee u/w of Clarence S. Wadsworth, dated September 22, 1943, and on September 27th recorded in Middletown Land Records, Volume 206, Page 29.

This conveyance is made, and is subject to, the following conditions:

1. The described premises shall be used for public park purposes only.
2. No buildings shall be built, placed or maintained on the described premises, except such as are necessary or convenient for said use.

3. No intoxicating beverages shall be kept for sale or sold on the granted premises or any part thereof.

4. The described premises shall be officially named and designated by the governing authorities of the City of Middletown as "Ravine Park," and not by any other name.

5. Upon the breaking of any of the foregoing four conditions, title to the described premises shall revert and re-vest in the Trustee under the will of said Clarence S.Wadsworth to be held or disposed of by said Trustee in accordance with the terms of said will. (U.S.Internal Revenue Stamps \$1.10 cancelled.)

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereof unto the said grantee, its successors and assigns forever to its and their own proper use and benefit. I, the said Trustee do hereby covenant with the said grantee, its successors and assigns that I have full power and authority as such Trustee to grant and convey the above premises in the manner and form aforesaid. And for myself, my heirs and assigns, do further covenant to WARRANT AND DEFEND the same to the said grantee, its successors and assigns, against the claims of any person or persons whomsoever claiming by, from, or under me, as Trustee aforesaid, subject to the conditions herein.

IN WITNESS WHEREOF, I, Katharine F.Wadsworth, as Trustee under the will of said Clarence S.Wadsworth, hereunto affix my hand and seal this 15th day of October, 1943.

Signed, sealed and delivered in presence of  
Rita M.Schmaltz

Katharine F.Wadsworth L.S.  
Trustee u/w of Clarence S.Wadsworth

Marjorie W. Harrington

STATE OF CONNECTICUT  
COUNTY OF MIDDLESEX

} ss. Middletown, October 15, 1943.

Personally appeared, Katharine F.Wadsworth, Signer and Sealer of the foregoing instrument and acknowledged the same to be her free act and deed, individually and as such trustee, before me.

Marjorie W.Harrington  
Notary Public (Seal)

I have read the above deed, gone over the area transferred and approve.  
October 18, 1943. Fred W.Shearer  
Chairman Board of Park Commissioners  
October 18, 1943 at 3:50 P.M., a true record,

Attest: Rita M. Schmaltz

I, Anthony Shona Town Clerk of said Middletown and Custodian of the Records and Seal thereof, hereby certify that the above and foregoing is a true and correct copy from Record,  
A Trustee's Deed received for record in the Middletown Land Records on October 18, 1943 at 3:50 P.M. in Volume 209 Page 619.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office this 22 day of August A.D. 19 89

Attest: Anthony Shona  
Town Clerk

AGREEMENT

This agreement made this        day of January, 1940, by and between SALVATORE ROSARIO SARACENO of Middletown, Connecticut, Party of the First Part, and NICHOLAS BOSCARINO and ELEANOR TOPAZIO, both of said Middletown, Parties of the Second Part, Witnesseth: WHEREAS, there has existed a controversy and differences between the above parties, in respect to their respective interests as the same are affected by the alleged interests of one SEBASTIAN SARACENO, and;

WHEREAS, it is the desire of the parties hereto to determine their respective differences;

NOW, THEREFORE, it is agreed as follows:

1. That the Party of the First Part shall contribute the weekly sum of Five Dollars (\$5.00) and the Parties of the Second Part a like sum of \$5.00 weekly, to be paid to the said SEBASTIAN SARACENO, for his maintenance and support.
2. That the above sums as paid, shall be in full payment for all claims of support, including the maintenance of a fair rent, and for all other expenses, inclusive of heat, gas and electricity, but exclusive of unusual medical or hospital care and treatment.
3. The parties hereto agree to move the household furnishings of the said SEBASTIAN SARACENO from the premises located at #38 Ferry Street and to set the same up in another tenement and they further agree to clean the premises of the said SEBASTIAN SARACENO once each week.
4. The parties hereto agree to execute such papers as may be necessary to clear their respective right, title, and interest in and to those pieces of property, which now of record appear in their respective names.

S. Rosario Saraceno  
Party of the First Part

Nicholas Boscarino

Eleanor Topazio  
Parties of the Second Part

CONSENT AND ENDORSEMENT

In Consideration of the foregoing agreement, by the terms of which I shall receive benefits, I do hereby give my endorsement and consent to the provisions therein contained and I do further agree as further consideration therefor to vacate the premises now occupied by me at #38 Ferry Street, rear, on or before the        day of January, 1940.

Witness to his mark

Vincent J. Scarsorino

his  
Sebastian X Saraceno  
mark

August 27, 1940 at 9:15 A. M., a true record.

Attest: R. J. Wamester  
Town Clerk

Raunie Park

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, ANNA M. BELLOBUONO, of the town of Middletown, County of Middlesex, and State of Connecticut, for the consideration of One (1) Dollar and other valuable considerations, received to my full satisfaction of the CITY OF MIDDLETOWN, a municipal corporation having its local limits within the County of Middlesex and State of Connecticut, do give, grant, bargain, sell and confirm unto the

said City of Middletown, its successors and assigns, all that certain piece or parcel of land situated in the Town of Middletown, County of Middlesex, and State of Connecticut, and lying in the rear of High Street and of Bretton Road and of Beach Street in "Pike's Ravine", so-called, and being accessible from Bretton Road by a proposed fifty foot street at present called "Bretton Place", and by an "Avenue" or "Proposed Avenue", as of record will appear.

Said piece or parcel of land is more particularly described as follows:--Beginning at a point at the Northeast corner of the land herein described, said point or place of beginning being marked by a boundstone inscribed 42-C.S.W.-1911; thence Northwesterly in a straight line a distance of two hundred sixty-seven and eight-tenths (267.8) feet, more or less, along land now or formerly of Colonel Clarence S. Wadsworth ("Pike's Ravine", so-called) to a boundstone inscribed 43-C.S.W.-1911, marking the Northwest corner of the land herein described; thence Southerly in a Straight line a distance of seventy-four and thirty-five hundredths (74.35) feet along land of said Wadsworth to a point "on line" with boundstone inscribed 44-C.S.W.-1911, and distant four and seven-tenths (4.7) feet North of said boundstone (44-C.S.W.-1911), said point being at present marked by "fence Post" which also marks the Northwest corner of Lot #14 as now owned by Hester R. Carlson; thence Easterly in a straight line a distance of Eighty and six-tenths (80.6) feet along land of said Carlson and along the end of an "Avenue" to a point marked by an "Iron Pipe"; thence Southeasterly in a straight line a distance of two hundred eighty-three and sixty-four (283.64) feet along the Easterly line of an "Avenue" to a point marked by an "Iron Pipe"; thence Easterly in a straight line a distance of seventeen and one-tenth (17.1) feet along land now or formerly of Anna M. Bellobuono (which at the present time is used for a Street, known as "Bretton Place", which terminates on the line of the herein described land) to a point marked by a "Fence Post" near a tree; thence Northeasterly in a straight line a distance of two hundred fifty-four (254) feet, more or less, along land formerly of Mrs. C. L. Miller, now of the City of Middletown "Park Property" to boundstone inscribed 42-C.S.W.-1911, marking the point or place of beginning.

Said piece or parcel of land is bounded as follows:-- Northerly by land now or formerly of Colonel C. S. Wadsworth ("Pike's Ravine", so-called); Easterly by land now or formerly of Mrs. C. L. Miller, now of the City of Middletown "Park Property"; Southerly by land now or formerly of Mrs. Hester R. Carlson, by land at the north end of land now or formerly of John Moore, dedicated as a "Proposed Avenue" or "Avenue", as of record will appear, and by land now or formerly of said Anna M. Bellobuono, said land being used as a street now called "Bretton Place", partly by each; and Westerly by land now or formerly of Colonel C. S. Wadsworth ("Pike's Ravine", so-called), and by said land now or formerly of John Moore, dedicated as a "Proposed Avenue" or "Avenue", partly by each; and being a portion of the premises conveyed to Anna M. Bellobuono by deed of Francis J. Moore, dated December 29, 1937, and recorded in Middletown Land Records, Volume 196, Page 344, as shown on Map No. 341 on file in the Town Clerk's office of said Middletown.

For a more complete picture or description of said piece or parcel of land herein described, reference is hereby made to Map No. 850 filed in the Town Clerk's office in said Middletown, entitled "Department of Engineering, City of Middletown, showing location of Park Property on rear of High Street and Bretton Road (Pike's Ravine), Scale 1 inch

" = 30 feet June 10-1940." Said map was made for the Park Board of the City of Middletown by the City of Middletown, Department of Public Works, and a copy of the same is also on file in that office. Reference is also made to Map No. 341, as on file in the Town Clerk's office in said Middletown, entitled "Map of Building Lots, John Moore Property, Trench Hill, Middletown, Conn., 1924, Scale 1 inch = 30 ft. by L. F. Quirk, Civil Engineer-Middletown, Conn."

The Grantor hereby grants to the Grantee the use of the aforesaid "Proposed Avenue" or "Avenue", as shown on the map referred to and as of record may appear, and also the use of the aforesaid proposed street now called "Bretton Place" in the event it should become of use to the premises herein described, together with any and all rights the Grantee may or ought to have regarding the aforesaid "Avenue" and said street known as "Bretton Place".

Said piece or parcel of land is conveyed to the City of Middletown for the creation, establishment and maintenance of a park or playground for the City of Middletown, subject to the control and management of the Park Department of said City.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it, the said Grantee, its successors and assigns forever, to its and their own proper use and behoof. And also, I, the said Grantor, do for myself, my heirs, executors, administrators, successors and assigns, covenant with the said grantee, its successors and assigns, that at and until the ensembling of these presents I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever.

And furthermore, I, the said Grantor, do by these presents bind myself and my heirs, Successors and assigns forever to warrant and defend the above granted and bargained premises to it, the said Grantee, its successors and assigns, against all claims and demands whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of August in the

I, Anthony Sbona Town Clerk of said Middletown and Custodian of the Records and Seal thereof, hereby certify that the above and foregoing is a true and correct copy from Record,

An Agreement received for record in the Middletown Land Records on August 30, 1940 at 11:19 A.M. in Volume 202 Page 194.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office this 22 day of August A.D. 1989

Attest:

Anthony Sbona  
Town Clerk

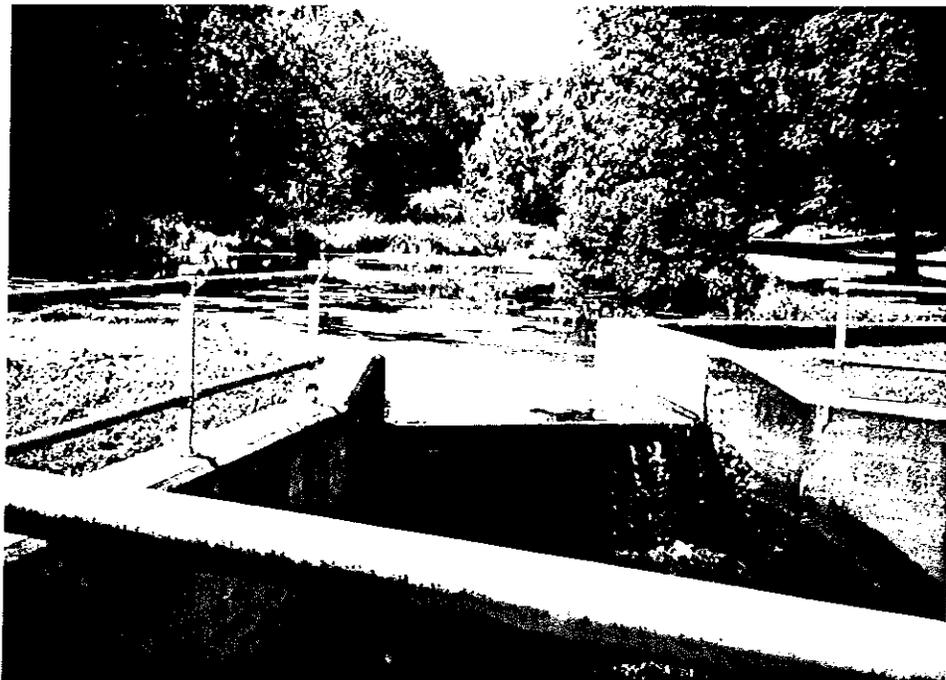
9. Photographs of Project Area



RAVINE PARK

The pond at the southeast corner of Ravine Park is silted in and is growing heavy wetlands vegetation in the rear.

The lower portion of the pond is habituated by ducks and other wildlife in summer.



This is a favorite skating area in the winter.

At the northeast corner is an old playground used by neighborhood children.



Both the equipment and trees are in need of attention.

The Park & Recreation Department has plans to replace antiquated or unsafe playground equipment.





Ravine Park's popular footpath and natural look is interrupted by man-made drainage structures in various stages of repair.



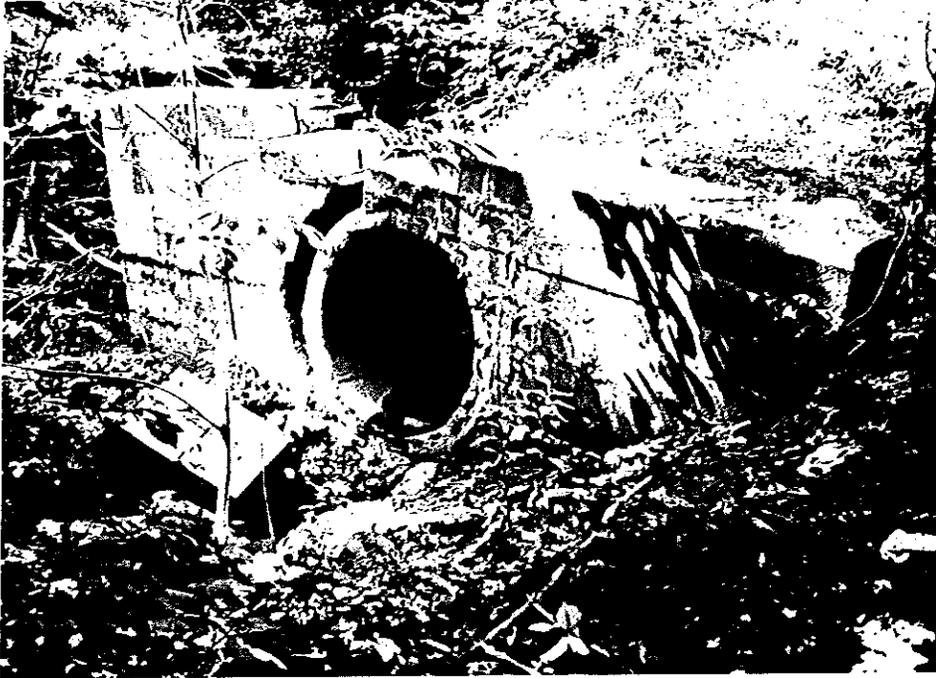
Above left: a drainage pipe carries water from the steep sides of the ravine to the stream at its bottom. Here it crosses the footpath.

Below left: A drainage structure is buried in poison ivy beside the path.

Above: The broken end of a clay pipe which contributes to the swampy conditions along the path.

Along the road, cars are  
damaging the area and a broken  
headwall of a major culvert adds  
to the deteriorated look of the  
Park.

Both cleanup and repair of the  
headwall and vehicular barriers  
are needed in this area.



10. Appraisal(s)

Not Applicable

11. Residential Occupancy Survey Form

Not Applicable

12. Cost Breakdown

12. COST BREAKDOWN

Cost Classification	Total Amount
1. Administration Expense	\$
2. Preliminary Expense	
3. Land Structures, Right-of-Way	
4. Architectural Engineering Basic Fees	
5. Other Architectural Engineering Fees	
6. Project Inspection Fees	
7. Land Development	
8. Relocation Expenses	
9. Relocation Payments to Individuals and Businesses	
10. Demolition and Removal	600.
11. Construction and Project Improvement	14,000.
12. Equipment	9,400.
13. Miscellaneous - clean up	1,000.
14. Total (Lines 1-13)	25,000.
15. Estimated Income (If Applicable)	
16. Net Project Amount (Line 14 minus 15)	
17. Total Project Amount	25,000.
18. Grant Share	10,000.
19. Municipal Share	15,000.
20. Total Project (Lines 18 and 19)	25,000.

PROPOSED METHOD OF FINANCING MUNICIPAL SHARE

a. Securities	\$
b. Mortgages	
c. Appropriations (By Applicant)	
d. Bonds	
e. Tax Levies	
f. Non-Cash	
g. *Other (Explain) Capital Expenditure Allocation	15,000.
h. Total - Municipal Share	

\*Private donation, other State/federal funds

13. Resolution of Board of Education

Not Applicable

14. Maintenance Agreement

14. AGREEMENTS WITH STATE: MAINTENANCE AGREEMENT

STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
OUTDOOR RECREATION FUNDING  
MAINTENANCE AGREEMENT

RE: Project Title: Ravine Park

WHEREAS, it is necessary to provide for maintenance of recreation and/or open space areas and facilities established with federal and/or state outdoor recreation funding.

NOW, THEREFORE, BE IT RESOLVED THAT THE MUNICIPALITY OF City of  
Middletown AGREES AS FOLLOWS: (Name of  
Municipality)

1. That the property shall be maintained so as to appear attractive and inviting to the public. Sanitation and sanitary facilities shall be maintained in accordance with applicable state and local public health standards. Properties shall be kept reasonable to prevent loss of the lives of users. Buildings, roads, trails and other structures and improvements shall be kept in reasonable repair throughout their estimated lifetime so as to prevent undue deterioration and not to discourage public use of the above-described project.
2. That the municipality will keep the facility open to the general public at reasonable hours and times of the year consistent with the type of facility and will further obtain the approval of the Commissioner of Environmental Protection in writing before any change from the original recreation use is effected on the above-described project.
3. That in the event of default of this agreement the State shall have the right to maintain the project and shall be authorized to charge such cost of maintenance back to the municipality and that such costs of maintenance shall constitute a debt due and owing to the State.
4. That until the matter of default is resolved, the State shall have the right to withhold future payments to the municipality on any or all current outdoor recreation funding projects.
5. That the municipality will erect a plaque or sign permanent in nature on the subject property which acknowledges Federal and/or State project assistance.

6. The municipality agrees to comply with Connecticut General Statutes Section 4a-60, nondiscrimination and affirmative action provisions, as amended.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the date entered below.

STATE OF CONNECTICUT

MUNICIPALITY

By \_\_\_\_\_  
Commissioner of the Department of  
Environmental Protection

City of Middletown  
\_\_\_\_\_  
By Sebastian J. Guafalo  
(Signature)

\_\_\_\_\_  
Mayor  
(Title)

Date \_\_\_\_\_

Date August 21, 1989

(AFFIX SEAL)